

MHC STAFF REPORT SUMMARY: 10/25/23

Pursuant to SMC 25.24.070, the Commission shall consider whether each application for a Certificate of Approval is consistent with Commission guidelines adopted pursuant to SMC 25.24.040, and the Commission may approve the application, disapprove it, or approve it with conditions.

102523.1 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE

102523.11 Wanderers’ Mail Service
1916 Pike Pl Suite 12, Soames Dunn Building
Alexa Kourtis, Prospective Business Owner

Proposal for change of ownership and expansion of use for existing business. Change of ownership: to be operated by Mail Wanderer LLC owned by Thomas Kourtis (50%) and Alexa Kourtis (50%). Expansion of use: increased mail and delivery-related sundries and services.

Additional information:

- Current business name is Wanderers’ Mail Service, Pike Place Parcels. Business name will be shortened to Wanderers’ Mail Service.
- Zone 2, street level, Food (a-e), Retail (a-d) permitted.
- Previous Use: Retail (a)
- Proposed Use: Retail (a), no proposed changes.
- Size: N.A.
- Proposed ownership structure: LLC.
- No other related business ownership reported by either prospective owner.
- Both owners to be onsite for regular day to day operations.
- Hours of operation: 9:00 am – 6:00 pm six days per week, 10:00 am – 4:00 Saturdays.

Exhibits:

- Location information
- Site plan
- LLC information
- Prior use approval (forthcoming)

Relevant Guidelines:

- 2.1 General Principles for Uses in the Market
- 2.6 Styles and Methods of Business Operations
- 2.8 Existing Uses and Businesses – no conflicts cited
- 2.10 Changes to Business Structure or Ownership

URC recommendation: To be determined October 11, 2023

102523.2 APPLICATIONS FOR CERTIFICATE OF APPROVAL – DESIGN

102523.21 Pufftown Bakehouse
1928 Pike Pl, Champion Building
Serena Rodriguez, Business Owner

Proposal for exterior signage, interior wall finishes, production equipment.

Exhibits:

- Location
- Site plan
- Photos of existing space
- Floor plans, existing and proposed
- Elevation drawings and renderings
- Signage details
- Color and materials information – physical samples to be provided at full Commission meeting.

Relevant Guidelines:

- 3.1 General Principles for Design in the Market
- 3.4 Design of Individual Business Spaces
- 3.6 Signs

DRC recommendation: To be determined October 11, 2023